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**FILED
WILKES COUNTY
MISTY M. SMITHEY
REGISTER OF DEEDS**

FILED	Oct 11, 2024
AT	09:07:50 am
BOOK	01404
PAGE	0233
INSTRUMENT #	06859
EXCISE TAX	(None)

SPECIAL WARRANTY DEED

Excise Tax: \$00.00

Tax Parcel ID No. 1100621, 1100619 and 1100618

Mail/Box to: Grantee

This instrument was prepared by: Wilson, Lackey, Rohr & Hall, P. C.

Brief description for the Index:

THIS DEED, made this the 25th day of September, 2024, by and between

GRANTOR: MIKE JAMES LANE
120 John Lane Road
Bear Creek, NC 27207

GRANTEE: MIKE JAMES LANE and wife, JENNIFER LYNN LEONE
120 John Lane Road
Bear Creek, NC 27207

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, all of Grantor's interest in and to the following described property located in the City of _____, _____ Township, County of Wilkes, State of North Carolina, more particularly described as follows:

See the attached Exhibit A.

This deed is executed pursuant to N.C.G.S. §41-56(b) to vest the property in Grantees as tenants by the entirety.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

Said property having been previously conveyed to Grantor's predecessor in interest by instrument(s) recorded in Book 498, at Page 427, Deed Book 697, at Page 659, and Deed Book 723, at Page 621, Wilkes County Registry. See Estate of Willard Talmadge Lane Jr., Wilkes County File No. 20-E-35.

The drafter of this document has not searched the title to the subject property and has given no opinion as to the status of title.


TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any.

And Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is made subject to the following Exceptions and Reservations: the lien of 2024 ad valorem taxes.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


MIKE JAMES LANE (SEAL)

SEAL

STATE OF NORTH CAROLINA
COUNTY OF ~~WILKES~~ WAKE

I, the undersigned, a Notary Public of the County and State aforesaid certify that MIKE JAMES LANE personally appeared before me this day and acknowledged the execution of the foregoing document. Witness my hand and official stamp or seal, this the 25TH day of September, 2024.


Notary's Signature

Guyanne B. Lilley
Notary's Typed or Printed Name

My Commission Expires: July 21, 2029

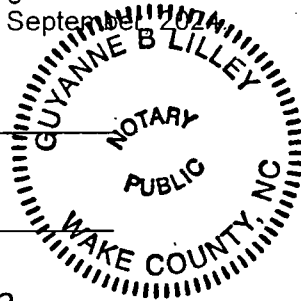


EXHIBIT A

TRACT ONE:

Beginning on a locust W.A. Jennings and C.H. Somers corner running North 53° East -- poles to a dogwood in Somers line thence South 45° East 23 poles to a stone, thence North 61° East crossing a branch 13 poles to a black gum, Norman Cravens corner, thence South 10° West 34-1/2 poles to a stone near a small branch thence West with Norman Craves line 32 poles to a stone thence Southwest with Norman Cravens line 51 poles to a maple, thence and Eastward direction with W.A. Jennings to the beginning containing 15 acres more or less.

TRACT TWO:

Beginning on a dogwood in Somers line near Frazier corner -- poles running North 53 East -- poles with Somers line to a poplar in W.F. Laws line thence South with W.F. Laws line -- poles to a rock at the old white oak corner, thence Southwest 14-1/2 poles with Norman Cravens line to a black gum near a small branch ---- Frazier and Norman Craven corner thence South 61 West 13 poles to ----- Frazier corner thence North 45° West 23 poles to the beginning containing 15 acres more or less.

Minus and excepted is/are any portion(s) of Tracts One and Two that Willard Talmadge Lane, Jr. may have conveyed, if any.

Tracts One and Two were conveyed to Willard Lane, Jr. by deed recorded in Deed Book 498, at Page 427, Wilkes County Registry. NC PIN 3865-30-5905.

TRACT THREE:

BEGINNING on an iron stake in the Brocktown Road and running West with A. H. Sloop's line 400 feet; thence North 2 degrees East 311 feet to an iron stake at Brocktown Road; thence with Brocktown Road 300 feet to the BEGINNING, containing one acre, more or less.

Tract Three was conveyed to Willard T. Lane, Jr. by deed recorded in Deed Book 697, at Page 659, Wilkes County Registry. NC PIN 3855-68-8801.

TRACT FOUR:

BEGINNING on a locust tree, their own southwest corner in the old Joseph Prevett's line, now the Vaughn Jennings' line and running North 13° East 81 poles to a stone on top of a ridge; then North 49° East 21 poles to a pine; thence North 77° East 22 poles to a stone; thence, North 54° East crossing Cub Creek 24 poles to a stake in the public road; thence with the various courses of said road as follows: South 50° East 5 poles, South 79-1/2° East 11-1/2 poles; thence North 63° East 12 poles to a stake in said road and in the old Sallie Jennings' line; thence North 18-1/2° West with her line 45 poles to a stone at the old Sourwood corner, it being down, in the old Cowles' line, old W.R. Land and C.P. Brock's line; thence North 87° West with these old lines, crossing Cub Creek 108 poles to a pine, the old C.P. and T.J. Brock's corner; thence South about 2° West with their old lines 128 poles to a stake, their corner also the old W.C. Meadows corner; thence South 10-1/2° East with the old W.C. Meadows line and the old Joseph Prevett's line 42-1/2 poles to a black gum tree; thence North 60° East with the old Prevett line 18 poles to the beginning. This tract contains 53 acres, more or less. See Book 127, at page 173.

TRACT FIVE:

BEGINNING on a locust tree, their own southwest corner in the old Joseph Prevett's line, now the Vaughn Jennings line and running North 53-1/2° East with his line 18 poles; thence North 47-1/2° East 20 poles; thence North 37° East 4 poles to two sourwoods on the southwest bank of the public road; thence North 70° East to and with the road 4 poles; thence North 81° East 19 poles; thence South 55° East 3-1/2 poles; thence, South 20-1/2° East 4-1/2 poles; thence, South 87° East 7 poles; thence, North 87-1/2° East 12 poles; thence South 59° East 11-1/2 poles to a post oak stump on the west bank of the old road, Joseph Prevett's corner; thence North 35° East with the line and said road 8 poles; thence North 19° East 10 poles; then North 9-1/2° East 6 poles; thence North 17-1/2° East with the sane and old Sallie Jennings' line some 14 poles to the center of Cub Creek; thence down with the center of said creek to intersect with line in Tract #1; thence South 54° West some 12 poles to a stone; thence South 77° West 21 poles to a pine; thence, South 49° West 21 poles to a stone on top of a ridge; thence South 13° West 81 poles to the beginning. This tract contains 30 acres more or less.

Tracts Four and Five were conveyed to Willard T. Lane, Jr. by deed recorded in Deed Book 723, at Page 621, Wilkes County Registry. NC PIN 3855-93-0825.